

071.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

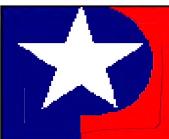
914,700 / 914,700

USE VALUE:

914,700 / 914,700

ASSESSED:

914,700 / 914,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
26		BEVERLY RD, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		8618.000	439,700			475,000	914,700		
Total Card		0.198	439,700	475,000		914,700	Entered Lot Size		
Total Parcel		0.198	439,700	475,000		914,700	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card: 390.05		/Parcel: 390.05	Land Unit Type:		

OWNERSHIP

Unit #:

Owner 1: BERENBACH MARC	
Owner 2:	
Owner 3:	
Street 1: 26 BEVERLY RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: FOSTER RICHARD E -	
Owner 2: BLACKBURN PATRICIA M -	
Street 1: 15 FLINTLOCK WAY	
Twn/City: YARMOUTH PORT	
St/Prov: MA	Cntry
Postal: 02675	

NARRATIVE DESCRIPTION

This parcel contains .198 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Wood Shingle Exterior and 2345 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8618	Sq. Ft.	Site			0	70.	0.79	4									474,977						475,000	

Total AC/HA: 0.19784

Total SF/SM: 8618

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 474,977

Spl Credit

Total: 475,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6 - Colonial	1	Rating: Good																			
Sty Ht: 2 - 2 Story		A Bath: 1	Rating: Very Good																		
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																		
Foundation: 1 - Concrete		A 3QBth:	Rating:																		
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average																		
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																		
Sec Wall: 8 - Brick Veneer	15 %	OthrFix:	Rating:																		
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1													
Color: BEIGE		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:		Frl: 1	Rating: Average			Other															
GENERAL INFORMATION				WSFlue:	Rating:	Upper															
Grade: B- - Good (-)		CONDOS INFORMATION				Lvl 2															
Year Blt: 1953	Eff Yr Blt:	Location:				Lvl 1															
Alt LUC:	Alt %:	Total Units:				Lower															
Jurisdct:	Fact: .	Floor:				Totals	RMs: 8	BRs: 4	Baths: 1	HB 1											
Const Mod:		% Own:																			
Lump Sum Adj:		Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL													
Prim Int Wal 1 - Drywall		Functional:	%	Interior:	1	8	4														
Sec Int Wall:	%	Economic:	%	Additions:																	
Partition: T - Typical		Special:	%	Kitchen:																	
Prim Floors: 3 - Hardwood		Override:	%	Baths:																	
Sec Floors: 4 - Carpet	25 %	Total:	18.6 %	Plumbing:																	
Bsmnt Flr: 12 - Concrete				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar:				General:																	
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100	% AC: 100																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 071.0-0001-0007.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:																				
	Total Special Features:																				
	Total:																				